



Burdonshill Cottages, Burdonshill Lane, Wenvoe CF5 6AZ
£645,000 Freehold

pa black



Burdonshill Cottages, Burdonshill Lane Wenvoe Nr Cardiff CF5 6AZ

An exceptionally well presented detached cottage which is situated on the periphery of Wenvoe village in a rural location, and overlooking open fields to the front and rear. The property has been sympathetically modernised but does retain some remarkable features and a definite 'country cottage feel'. The cottage sits in its own generous landscaped gardens and there is scope to extend the property subject to the necessary planning being obtained.

The ground floor accommodation briefly comprises an entrance porch leading to the 28ft lounge with a stunning double height stone chimney breast with a log burner, a separate dining room which is open to the modern fitted kitchen with built-in appliances as well as a Rayburn range cooker, a large double glazed conservatory which overlooks the gardens and fields, an inner hallway, study/bedroom 5, utility room and a downstairs wc.

To the first floor there is a split level gallery landing which overlooks part of the lounge and has feature open rafters and beams, a master bedroom with an en-suite shower room, 3 further double bedrooms, a generous family bathroom and a separate shower room.

There is a double garage to the side which has a very useful service pit and a staircase to studio/workshop above. There is parking in front of the garage for two vehicles and there is a further parking area at the end of the garden. The gardens are mainly to lawn and there are various sun terraces and seating areas.

Location

Wenvoe village is a few minutes away and facilities there include a shop, public house and primary school.

The location of the cottage combines the peace and tranquillity of rural life with the convenience of having the capital city of Wales on your doorstep. Cardiff offers a much wider range of facilities including a huge range of shops in the city centre, restaurants and schools at all levels.

The A4232 at Culverhouse Cross allows access to the M4.

THE GROUND FLOOR ACCOMMODATION

Entrance Porch

Entered via a glazed and panelled front door, and with windows to either side. Quarry tiled floor. Exposed stonework and roof timbers. Glazed and panelled door to:-

Lounge

28' plus bay window x 13' 6" (8.53m plus bay window x 4.11m)

A stunning reception room with a double height stone wall and chimney breast at one end which is open to the gallery landing. The chimney incorporates a large timber mantle and a raised hearth housing a cast iron log burner. The generously proportioned room has windows to the front aspect as well as a feature bay window with a seat overlooking the garden. Three separate radiators. Inset lighting to the ceiling. Open tread staircase to the first floor. Steps up to:-





Dining Room

14' 5" x 13' 8" (4.39m x 4.17m)

The dining room is open plan to the kitchen but enjoys a lot of light from the rear facing window which overlooks the open fields, and the French doors to the conservatory. The main part of the floor is pine floorboards with tiling around. Radiator.

Conservatory

20' 3" x 11' 10" (6.17m x 3.61m)

A delightful addition is the brick based and double glazed conservatory which faces the main garden and the fields to the rear. Ceramic tiled flooring. Two separate radiators. Ceiling mounted light. French doors and a single door to the gardens and patios.

Kitchen

13' 8" x 12' 4" (4.17m x 3.76m)

Fitted with a comprehensive range of wall and base units incorporating glazed display units and black granite work surfaces with ceramic tiled splash areas and an inset 'one and a half bowl' sink with a grooved drainer to the side. Quarry tiled floor. Rayburn range cooker. Built-in oven, Neff microwave and a two burner gas hob to augment the range cooker. Inset lights to the ceiling. Window to the rear. Door to:-



Inner Hallway

Window and part glazed door to the rear patios. Quarry tiled floor. Doors to the utility room, garage, study and downstairs wc.

Utility Room

10' 5" x 7' 7" (3.18m x 2.31m)

Fitted with cream fronted wall and base units incorporating glazed display cupboards and work surfaces with an inset stainless steel sink and drainer. Plumbing for a washing machine. Wall mounted central heating boiler. Quarry tiled floor. Windows to two sides.

Cloakroom/wc

A white suite comprises a close coupled wc and a pedestal wash hand basin with tiled splashback. Quarry tiled floor. Radiator. Ventilation extractor.

Study / Bedroom Five

11' 4" x 10' 10" (3.45m x 3.30m)

Windows to both the front and side. Radiator.



FIRST FLOOR ACCOMMODATION

Gallery Landing

An open gallery landing overlooks part of the lounge and the double height exposed stone wall and chimney breast as well as the exposed beams and rafters. It is a split level landing with a couple of steps up to the inner landing. Feature stone recess. Built-in double door airing cupboard.

Master Bedroom

16' 3" x 10' 3" (4.95m x 3.12m)

Windows to the front overlook the open fields and the window to the side has views of the main garden and fields behind. Inset beams to the ceiling. Radiator. Door to:-

En-Suite

Refitted with a white suite comprising a toilet with a concealed cistern, a wash hand basin set into a vanity unit, and a double width shower enclosure with a folding glass door. Ceramic tiled walls and floor. Inset lights to the ceiling. Ventilation extractor. Radiator.



Bedroom Two

14' 3" x 12' 3" max. (4.34m x 3.73m max.)

Windows to the rear and side aspects. Radiators. Fitted wardrobes to one wall.

Bedroom Three

13' 10" x 10' 10" max. (4.22m x 3.30m max.)

Windows to the rear and side aspects. Radiators. Fitted wardrobes and drawer units across one wall.

Bedroom Four

10' 10" x 10' (3.30m x 3.05m)

Window to the front elevation. Radiator. Beamed ceiling.

Family Bathroom

10' 5" x 9' 2" narrowing to 7' (3.18m x 2.79m narrowing to 2.13m)

A modern white suite comprises a large corner bath, and vanity units across one wall with a bidet, inset wash hand basin and a toilet with a concealed cistern. Ceramic tiled floor and splash areas. Radiator. Ventilation extractor. Inset lights to the ceiling. Feature 'V' window to the rear overlooking the fields.



Shower Room

A white suite comprises a double width shower enclosure with glass front and a thermostatic shower, a wash hand basin set into a vanity unit, and a toilet with a concealed cistern. Tiled floor. Heated towel rail. Beams to the ceiling. Skylight window.

Gardens

The generous gardens are to three sides of the cottage and are mainly laid to lawn. The gardens have been planted with a wide variety of mature shrubs and trees. There are sun terraces and seating areas in order to enjoy the rural surroundings and for al-fresco dining. At the far end of the garden, by the lower parking area, there's an uncultivated area which could offer further potential. Large storage shed.

Double Garage

19' 9" x 17' 7" (6.02m x 5.36m)

A large double garage with twin 'up and over doors' and an access door to the house. Window to the rear. There is a service pit on one side of the garage and a staircase to the very useful workshop/studio above which has a stainless steel sink and drainer as well as power and light. The workshop also has rear facing skylight windows which allow a lot of light to enter.









Total area: approx. 257.8 sq. metres (2775.3 sq. feet)
This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.
Plan produced using PlanUp.

14 Cardiff Road, DINAS POWYS, South Glamorgan, CF64 4JS

EPC Rating: E

Property Ref: DNP100062 - 0003



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